

Dunelm Court, Sedgfield, TS21 2JS
4 Bed - House - End Terrace
£335,000

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Positioned within a cul-de-sac of only 16 executive dwellings in the heart of Sedgefield; we are thrilled to present to the market this spectacular end-terraced house with four double bedrooms on Dunelm Court. This deceptively spacious residence has been a loving home for many years & is the ideal purchase for growing families or those seeking additional space. Having easy access to all of the immediate amenities the desirable village of Sedgefield has to offer & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside the property also benefits from gas central heating & double glazing throughout. In brief, this tastefully decorated home comprises: Entrance porch through to a welcoming entrance hallway with stairs to the first floor & access to a useful ground floor cloaks/wc, a superb sized lounge (measuring 18ft approximately) with two windows to rear elevation, separate dining room & lovely kitchen with a range of fitted & base units. The stunning galleried landing to the first floor provides access to four double bedrooms (the master bedroom having an en-suite shower room) & a beautiful family bathroom with modern three piece suite. Externally, this beautiful home enjoys a low maintenance, enclosed garden to the rear whilst to the front, a spacious driveway provides ample vehicle parking & leads to a 19ft (approximately) single garage. We thoroughly recommend full internal inspection in order to fully appreciate the style, space, quality & layout of this well proportioned family home for sale.

FREEHOLD
EPC Rating: TBC
Council Tax Band: E

ENTRANCE PORCH**ENTRANCE HALLWAY****GROUND FLOOR CLOAKS / WC****LOUNGE**

18'11 x 11'8 (5.77m x 3.56m)

SEPARATE DINING ROOM

11'2 x 10'5 (3.40m x 3.18m)

KITCHEN

10'6 x 7'10 (3.20m x 2.39m)

FIRST FLOOR LANDING**MASTER BEDROOM**

17'1 x 11'9 (5.21m x 3.58m)

EN-SUITE SHOWER ROOM

5'9 x 5'4 (1.75m x 1.63m)

BEDROOM TWO

11'7 x 11'4 (3.53m x 3.45m)

BEDROOM THREE

12'1 x 8'10 (3.68m x 2.69m)

BEDROOM FOUR

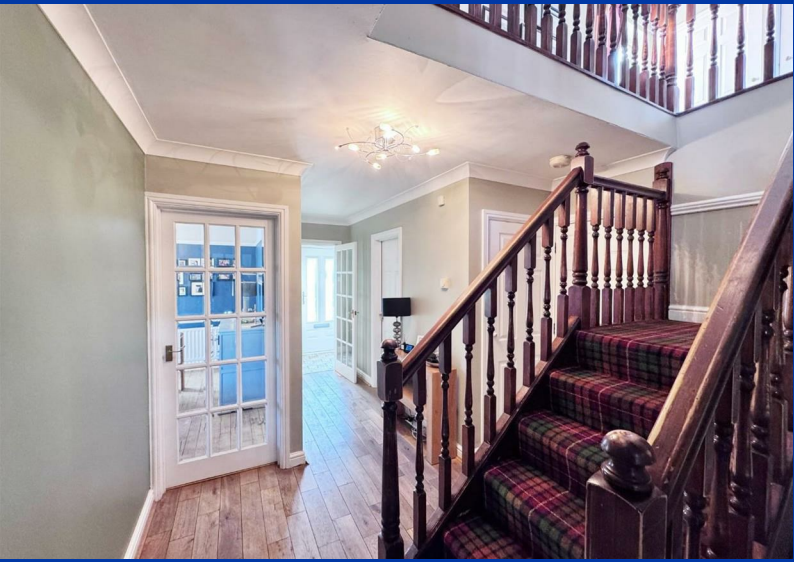
11'8 x 7'2 (3.56m x 2.18m)

FAMILY BATHROOM

9'8 x 8'1 (2.95m x 2.46m)

EXTERNALLY**SINGLE GARAGE**

19'6 x 8'3 (5.94m x 2.51m)



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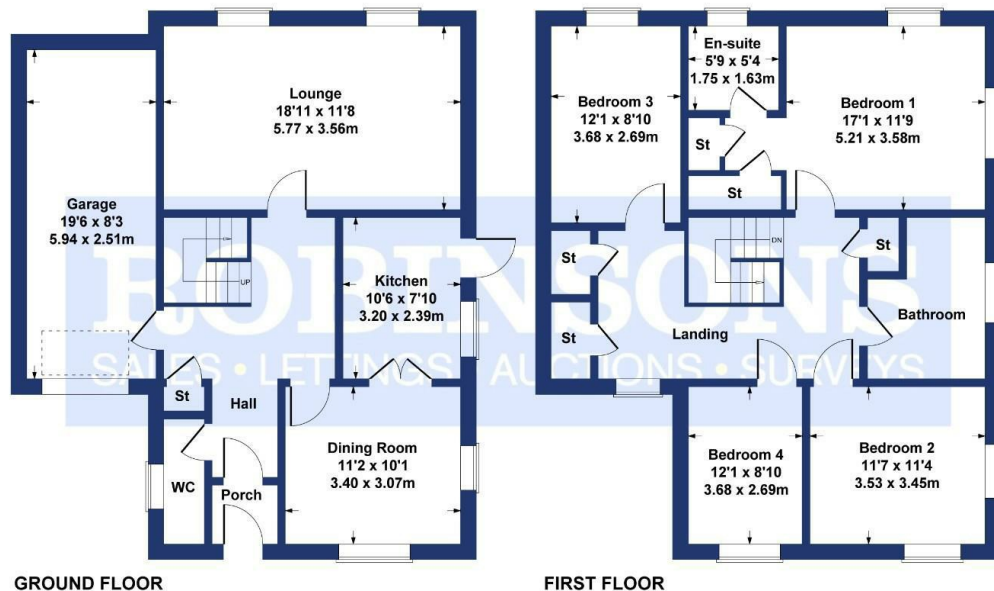
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Dunelm Court, Sedgfield, TS21 2JS

Approximate Gross Internal Area
1625 sq ft - 151 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
85-95	C		
65-84	D		
45-64	E		
25-44	F		
1-24	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
80-80	C		
65-65	D		
50-54	E		
31-38	F		
11-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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